

The City of Durham Trust
(Registered charity number 502132)

PLANNING APPLICATIONS RESPONDED TO: 20 April to 17 May 2022

Ref.	Location	Work	Date	Officer	Response
<i>Amendments:</i>					
22/00683/PNC (21/03650/PNC)	East Moor Leazes Farm Bungalow, Brasside	Barn to dwelling + alterations (<i>resubmission</i>)	26/4	Penman	Objection
<i>From DCC weekly list 4/4:</i>					
22/00955/TPO	University Hospital of North Durham	Tree felling, crown clear, deadwood/limb removal	22/4	Ackermann	Comment
<i>From DCC weekly list 11/4:</i>					
22/00692/AD	Mount Oswald Golf Club, South Road	Erection of two hoardings	27/4	Gavillet	Objection
22/00970/AD	Units 6B and 6C, Freemans Place	3 internally illuminated fascia signs (Fat Buddha)	29/4	Fenwick	Objection
<i>From DCC weekly list 19/4:</i>					
22/01022/FPA	Land S of 18 Foster Terrace, Croxdale	New build six houses (2 terraces x 3 units)	5/5	Jennings	Objection
<i>From DCC weekly list 25/4:</i>					
22/00760/FPA 22/01227/AD	12 North Road	CoU: retail to adult gaming centre	17/5 18/5	Morina	Objection

PLANNING APPLICATIONS NOTED: 20 April to 17 May 2022

Ref.	Location	Work	Date	Officer
<i>Amendments:</i>				
21/02776/LB	Cathedral, The College	Wall repairs - Monks' Garden	28/4	Spurgeon
<i>From DCC weekly list 4/4:</i>				
22/00793/FPA	32 Douglas Gdns, Elvet Moor	C3 to small HMO (C4)	20/4	Hurton
<i>From DCC weekly list 11/4:</i>				
22/01002/TPO	9 Almoners Barn	Tree felling	27/4	Ackermann

PLANNING APPLICATIONS NOTED AT THE MEETING (17 May 2022)

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 3/5:</i>				
22/01178/FPA (22/00245/FPA)	10 Rowan Tree Avenue, Gilesgate Moor	C3 to small HMO (C4) (<i>resubmission</i>)	17/5	Penman
22/01157/FPA	16 Dalton Cres, Nevilles Cross	Rear extension	18/5	Scott
22/01193/FPA	Block 4, Mountjoy Research Ctr	2-storey temporary building	18/5	Fenwick
22/01027/FPA	1 Diamond Terrace	Side link and rear extensions	19/5	Hurton
22/01110/FPA	Units 40-43, The Riverwalk	Merging of retail units	19/5	Penman
22/01201/FPA	16 Deans Walk, Gilesgate	Rear extn and loft conversion	20/5	Penman
22/01211/FPA	1 Cunningham Place, Gilesgate	C3 to HMO (C4) including rear extension	24/5	Ackerman
<i>From DCC weekly list 16/5:</i>				
22/00502/FPA	Aiden House, Elvet Moor	Extensions and alterations	31/5	Hurton
22/01330/FPA	4 St Aidans Crescent, Crossgate Moor	Side and rear extensions	2/6	Fenwick
22/01341/FPA 22/01342/LB	The Racecourse, Green Lane	Replacement perimeter timber fencing	3/6	Ackermann

OUTCOMES TO PREVIOUS RESPONSES (decided since 19 April 2022)

Ref.	Location	Work	Trust's response	Decision/Date
21/00431/FPA	Carter House, Pelaw Leazes Lane	Rooftop extension	OBJECT	WITHDRAWN 21/4
21/02198/FPA	Land opp. Aldin Grange Ho, Bearpark	3 new detached dwellings with parking and garages	OBJECT	APPROVED 25/4
Reason(s):	<i>Proposed development is considered acceptable in principle as it is located within a sustainable location in an area with existing residential uses. Proposals are considered to be in accordance with the presumption in favour of sustainable dev't as outlined in the NPPF. It is considered that the 3 dwellings could be accommodated at the site without adverse impact on residential amenity, character/appearance of surrounding landscape/street scene, ecology, contaminated land and highway safety in accordance with the CDP and the NPPF.</i>			
22/00664/FPA	Cross View House, Neville's Cross	C3 to flexible use (either C3 or HMO C4)	OBJECT	REFUSED 29/4
Reason(s):	<i>Proposed CoU to a flexible C3/C4 HMO use is unacceptable, due to 22.2% of existing properties within 100m of the site already being registered as student lets exempt from Council Tax, therefore exceeding the 10% threshold set out CDP Policy 16 Part 3. Proposals would not benefit from any other exceptions within this part of the policy. Proposals would therefore result in further imbalance in the community and have a detrimental impact on quality of life and community cohesion for surrounding residents in contravention of CDP Policies 16, 29 & 31 and NPPF paras 92 & 130.</i>			
22/00831/AD	HSBC, 1 Saddler St.	Illuminated ATM surround	OBJECT	WITHDRAWN 6/5
21/02034/FPA	Land at former Skid Pan, Aykley Heads	48 residential dwellings and associated infrastructure	OBJECT	APPROVED 10/5
Reason(s):	<i>Informal: Approved at Area Planning Committee. Committee Report: objections and concerns raised have been taken into account and addressed within the report. On balance the concerns raised were not felt to be of sufficient weight to justify refusal in light of the benefits of the scheme and the ability to impose conditions and secure planning obligations under S106 of The Town and Country Planning Act 1990 (as amended) and secure net gains under S39 of the Wildlife and Countryside Act 1981 (as amended).</i>			
22/00716/FPA	HSBC, 1 Saddler St.	ATM cash machine	COMMENT	APPROVED 13/5
Reason(s):	<i>The proposed replacement ATM machine and making good the building after the removal of an existing ATM machine is considered to be in-line with the provisions of the national and relevant local planning policy. It is considered the proposals are an acceptable form of development and accord with NPPF Parts 12 & 16 plus Section 72 of the Planning (LB & CA) Act 1990 and CDP Policies 29, 31 & 45 and Policies H2 & S1 of the Durham City NP.</i>			
21/03860/FPA	76 Whinney Hill	HMO extension	OBJECT	APPROVED 13/5
Reason(s):	<i>While the proposals would be contrary to the aims of Part 3 of CDP Policy 16, in that it would exceed the 10% threshold contained within the policy, it is considered that the presence of a legitimate fall-back position which would likely be implemented should the application be refused, and the previous appeal decision to allow an appeal against a similar decision to refuse planning permission for a similar arrangement are sufficient material considerations to outweigh that conflict with planning policy. When assessed against other criteria contained within Policy 16 and the remaining relevant CDP policies, it is considered that the extension to the existing small HMO would not have a detrimental impact on the amenity of existing/future residents or the character/setting of the CA or WHS, or have any adverse impact on highway safety in accordance with CDP Policies 16, 21, 29, 31, 44 & 45 and NPPF Parts 9, 12, 15 & 16. Whilst concerns raised by the City of Durham PC, City of Durham Trust, Whinney Hill Community Group and neighbouring residents are noted, they are not considered sufficient to sustain refusal of the application. Approved subject to conditions.</i>			
22/00955/TPO	University Hospital of North Durham	Tree felling, crown clearance, deadwood/limb removal	COMMENT	APPROVED 16/5
Reason(s):	<i>Subject to conditions, there are no objections to the proposals and the works are deemed acceptable in the interests of good arboricultural practice. Conditions included a plan to be submitted on the locations and type of the replacement trees.</i>			
21/03443/FPA	2 The Grey House, Princes Street	Replacement ground floor windows (uPVC)	OBJECT	APPROVED 17/5
Reason(s):	<i>Proposed replacement windows will not have a detrimental impact on the character and appearance of the CA. (It is acknowledged that no enhancement would be delivered, but this does not seem possible as the works relate to one flat and to achieve an enhancement to the building all of the existing windows would need to be removed and replaced with traditional period style timber painted windows). The proposals therefore accord with CDP Policies 29 & 44, NPPF Parts 12, 15 & 16 and D4, S1 & H2 of the Durham City NP.</i>			